

## 151 Park Lane, Frampton Cotterell, Bristol

- Semi Detached Cottage
  - 3 Receptions
- Bathroom & Cloakroom
  - Enclosed Gardens
  - Village Location

- Character Features
- 3 Double Bedrooms
  - Kitchen/Diner
  - Parking
- Viewing Strongly Advised

**£430,000**

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**Entrance**

Wooden door, exposed stone walls, tiled floor, radiator, further door into

**Inner Lobby**

Radiator, wood effect flooring, opening into

**Lounge**

16'11" x 12'  
Double glazed window to the front, radiator, wood effect flooring, Inglenook feature fireplace with exposed stone walls, beamed ceilings, Tv point, door into

**Dining Room**

11'6" x 10'7"  
Double glazed window and glazed stable door opening to the rear garden, exposed stone walls, beamed ceiling, radiator, wood effect flooring.

**Kitchen/Breakfast Room**

16'11" x 12'11"  
Double glazed window to the front and double glazed window and door opening to the side, range of wall, drawer and base units with work surface over, stainless steel 1.5 sink unit with part tiled walls, space for electric oven with extractor fan over, plumbing for washing machine, spaces for dishwasher and fridge/freezer, tiled flooring, dog leg stair case leading to first floor with gas boiler under.

**Reception Three/Bedroom Four**

11'8" x 9'11"  
Double glazed window to the rear, exposed stone walls, open feature fireplace, radiator, tiled flooring.

**Bathroom**

11'5" x 10'11"  
Double glazed window to the rear, white suite comprising tiled bath with shower extension to mixer tap, separate shower cubicle, pedestal wash hand basin, WC, wood cladding, wood flooring, radiator.

**First Floor Landing**

Double glazed window to the side, feature beam ceiling, radiator, airing cupboard housing hot water tank, access to loft space, doors into

**Bedroom One**

13'11" x 10'11"  
Double glazed window to the front, radiator, access to loft space.

**Bedroom Two**

Two double glazed windows to the rear with countryside views views, radiator, access to loft space.

**Bedroom Three**

11'4" to wardrobes x 10'9"  
Double glazed window to the front window seats, exposed stone fireplace, loft hatch, radiator.

**Cloakroom**

White W/C, vanity wash hand basin.

**Front Garden**

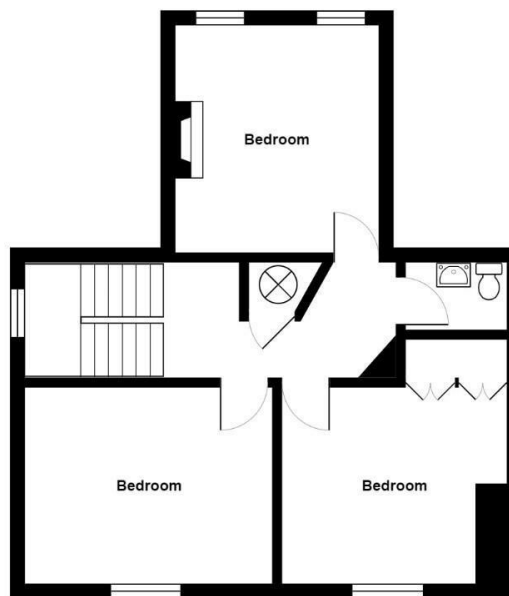
Walled garden, laid to lawn with mature tree, plant and shrub border, gated access leading to front door.












## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>52</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

## Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



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